



# SAN BRUNO RECREATION & AQUATICS CENTER CONCEPTUAL DESIGN

## City Council Presentation 01

February 13, 2018



GROUP 4







# AGENDA

1. Introductions
2. Work Plan and Schedule Overview
3. Participation
4. Next Steps

# INTRODUCTION

## TEAM

### GROUP 4 ARCHITECTURE

Dawn Merkes  
David Schnee



### BSW ARCHITECTS

Stephen Springs



### COUNSILMAN-HUNSAKER

George Deines



### SWA

Marco Esposito



BKF Engineers

MACK 5 Cost Estimators



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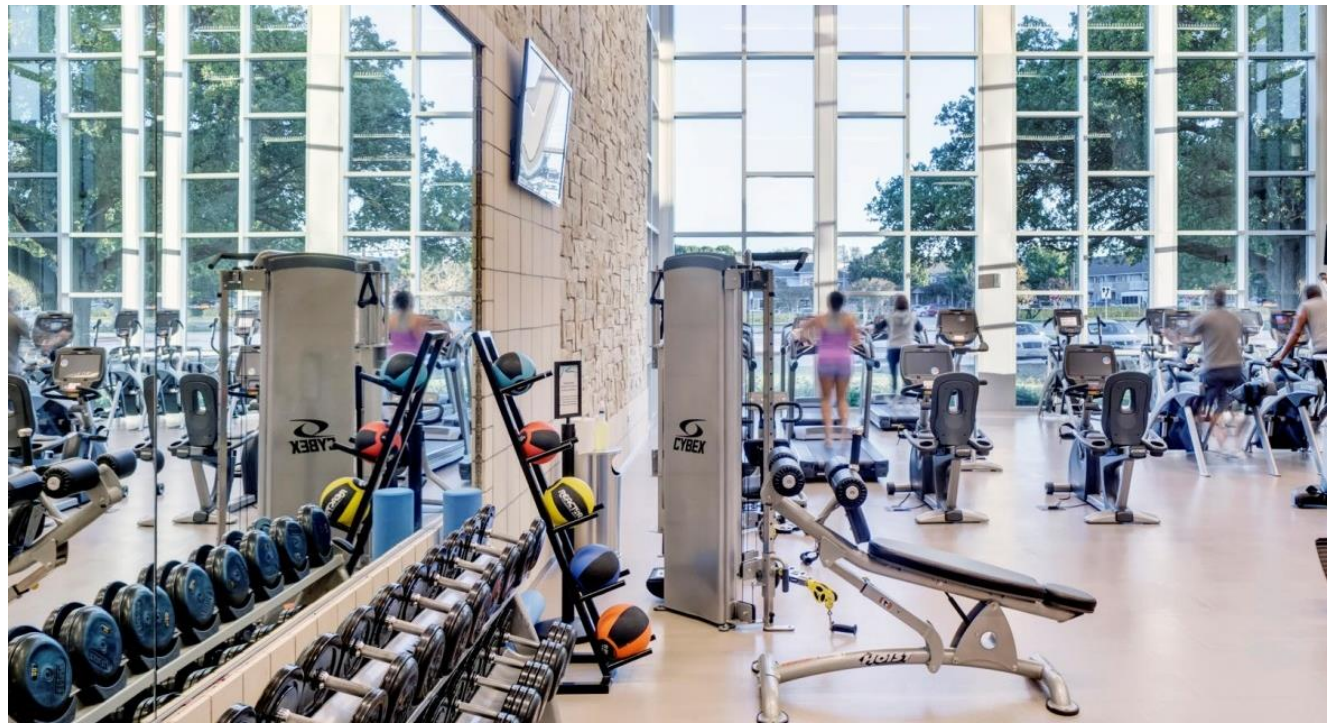
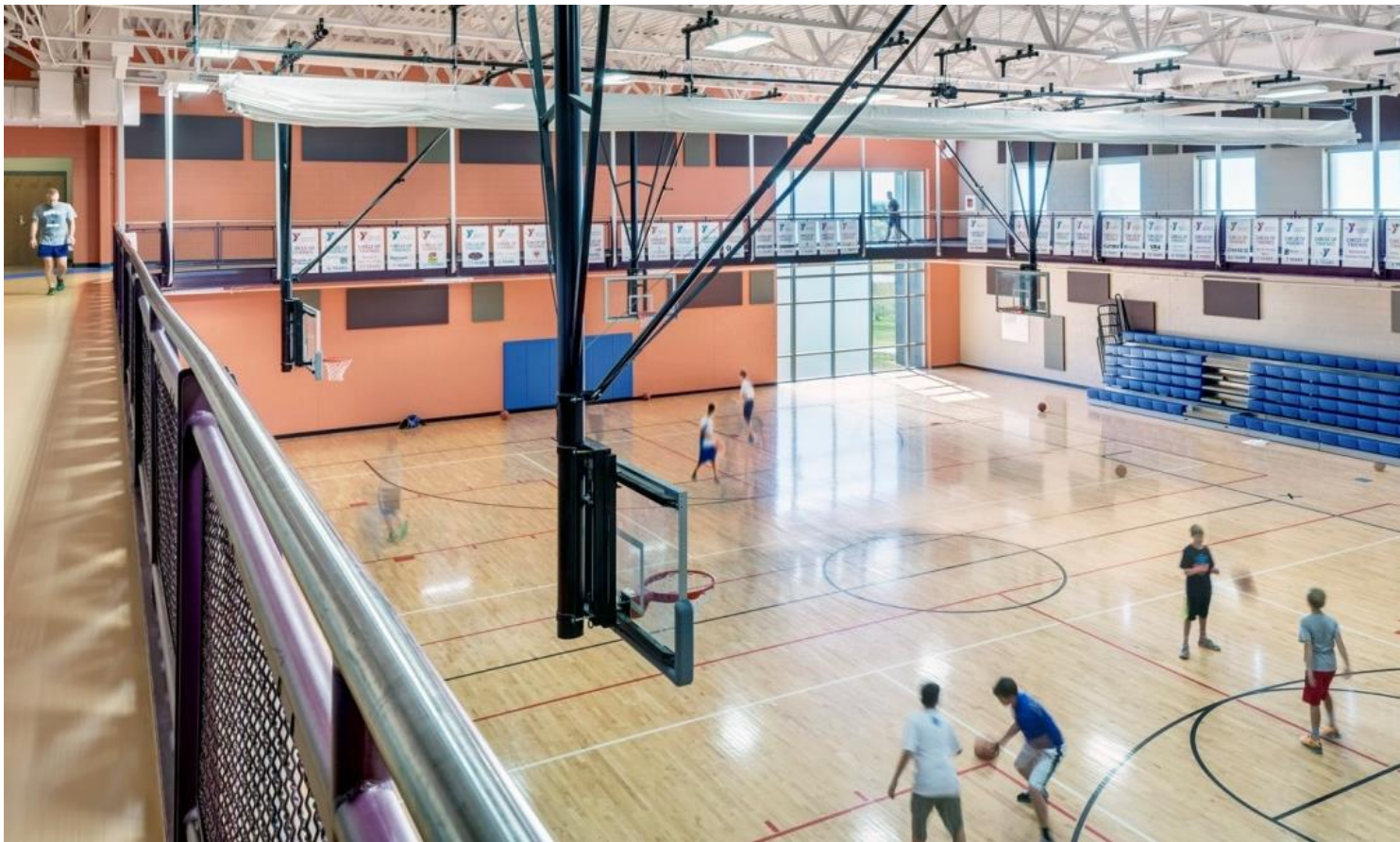
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SAN BRUNO RECREATION & AQUATICS CENTER









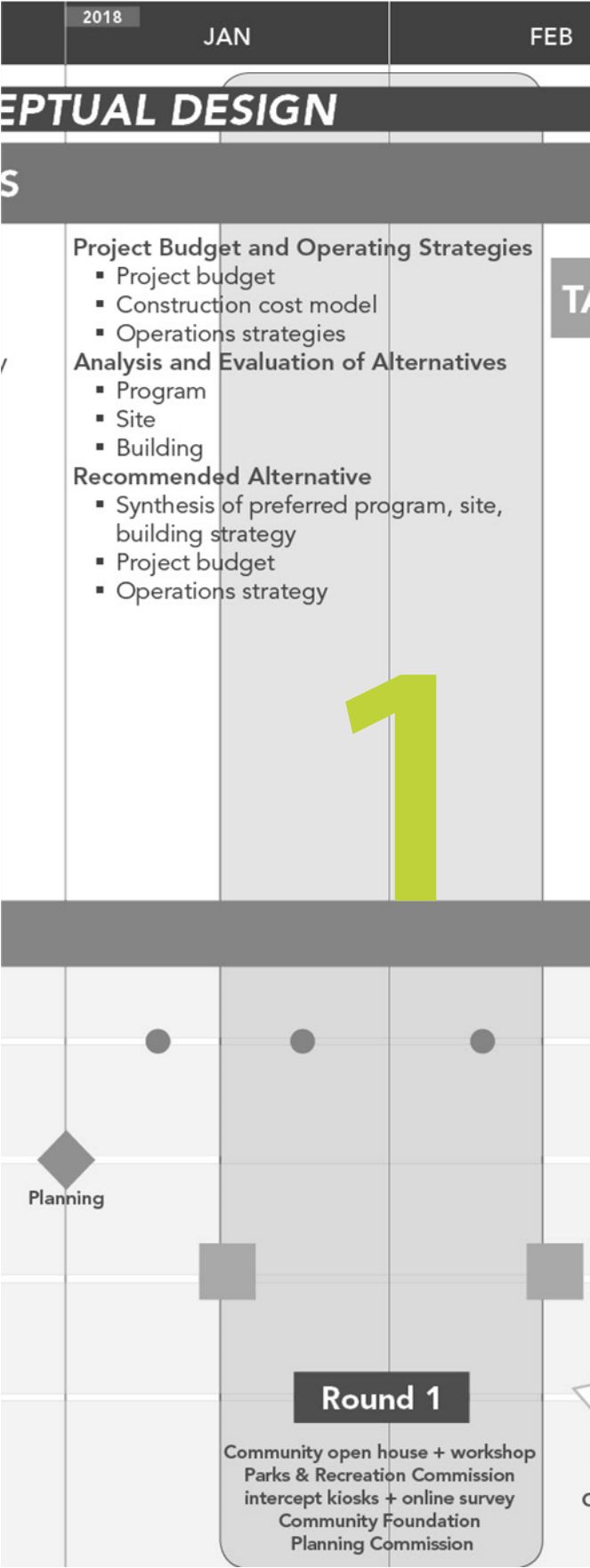




	2011	2012	2013	2014	2015
North Richland Hills Recreation Center					
Attendance	187,474				
Revenue	\$1,773,275	\$1,829,848	\$1,887,618	\$1,946,585	\$2,006,751
Expense	\$1,986,535	\$2,036,198	\$2,087,103	\$2,139,281	\$2,192,763
Operating Cashflow	(\$213,259)	(\$206,350)	(\$199,485)	(\$192,695)	(\$186,012)
Recapture Rate	89%	90%	90%	91%	92%
Capital Replacement Fund	\$120,300	\$120,300	\$120,300	\$120,300	\$120,300
Cashflow	(\$333,559)	(\$326,650)	(\$319,785)	(\$312,995)	(\$306,312)



# WORK PLAN



## LEVERAGE PAST WORK

### Recreation Center

(Could be combined with Community Center or Swimming Pool)

EXISTING FACILITY	27,000sf Building Area	45,000sf Building Area	\$45.7M Project Costs (in 2016 dollars, includes site work)
	1.99 ACRES Site Area		\$0.2M-\$0.4M Yearly Operational Costs

#### Key Features

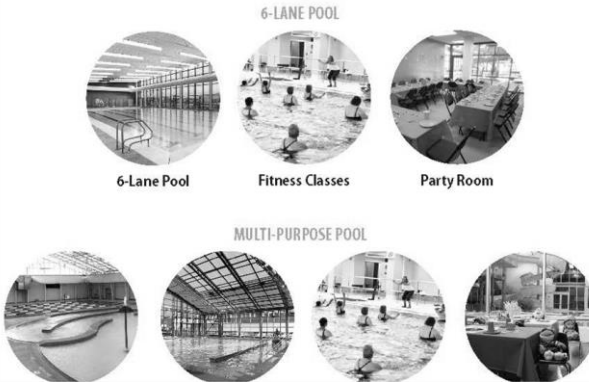


### Swimming Pool

(Could be combined with Recreation Center)

EXISTING FACILITY	14,000sf Area	21,000sf (6-LANE) 30,000sf (MULTI-PURPOSE) Building Area	\$11.1M (6-LANE) \$16.2M (MULTI-PURPOSE) Project Costs (in 2016 dollars, includes site work)
		1.13 ACRES (6-LANE) 1.40 ACRES (MULTI-PURPOSE) Site Area	\$0.02M (6-LANE) \$0.03M (MULTI-PURPOSE) Yearly Operational Costs

#### Key Features



City of San Bruno  
Community Facilities Prioritization

Community Forum #2

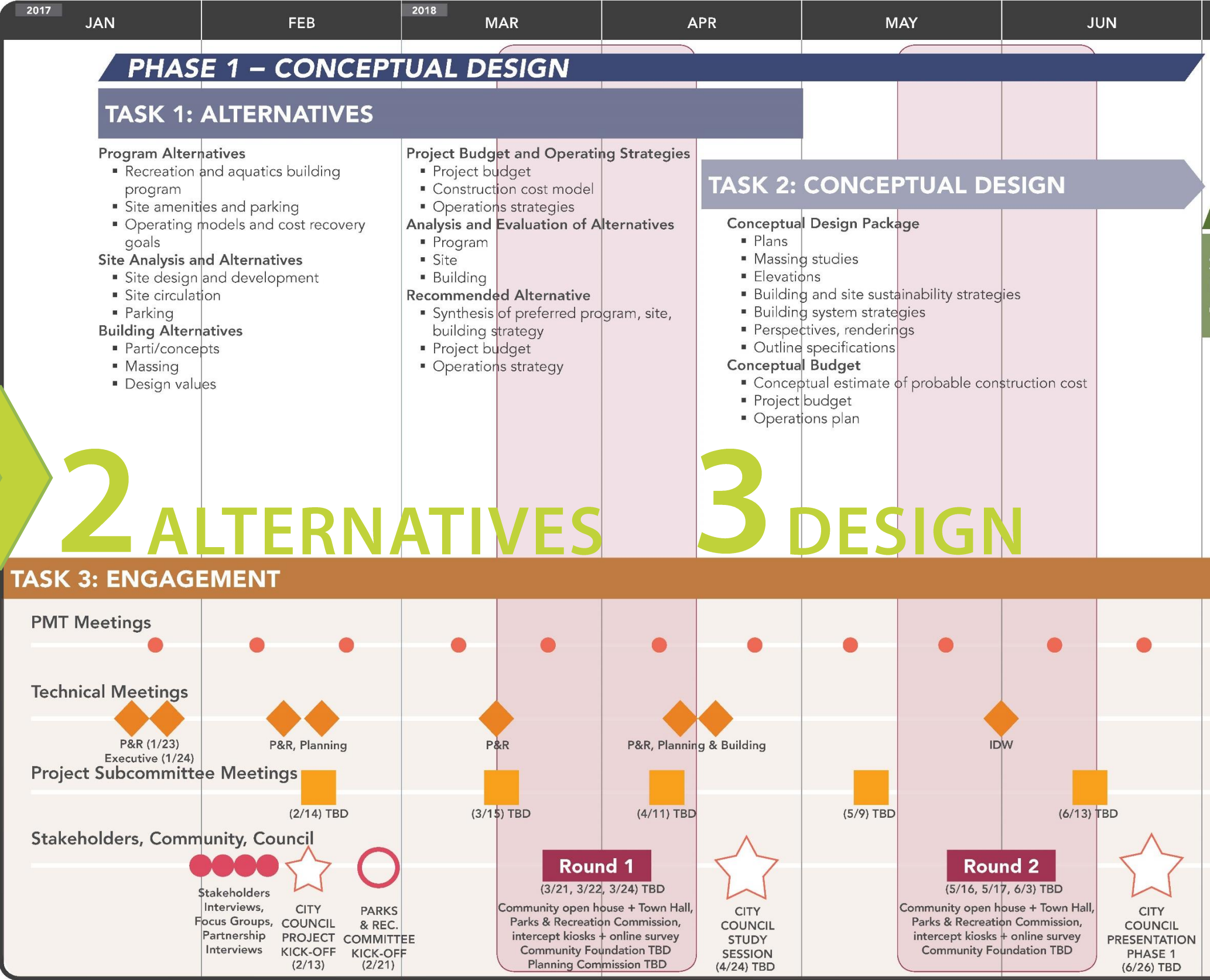
November 30, 2016



# WORK PLAN



## SAN BRUNO RECREATION CENTER AND AQUATICS CENTER PHASE 1 – CONCEPTUAL DESIGN

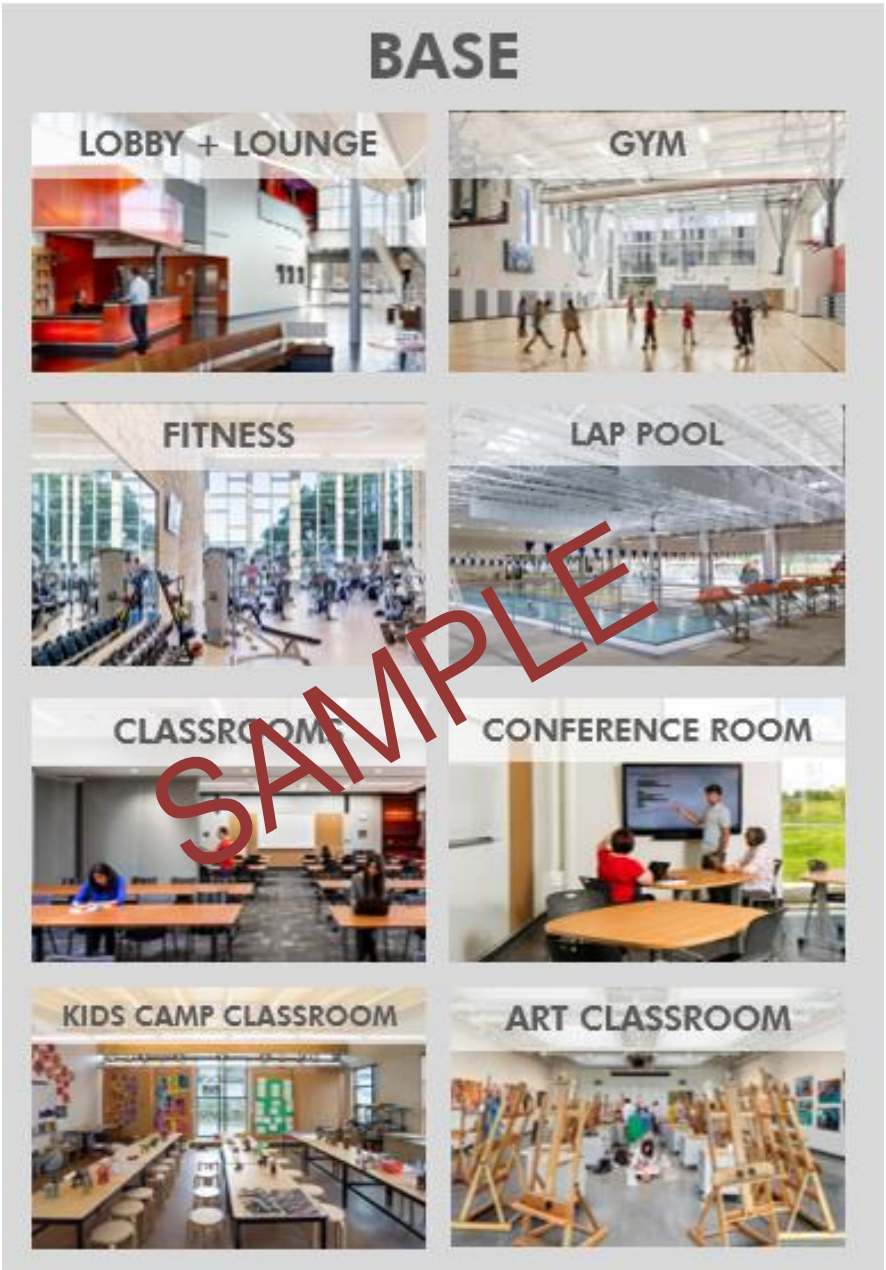






















# TASK 1: ALTERNATIVES

## Program Alternatives

- Recreation and aquatics building program
- Site amenities and parking
- Operating models and cost recovery goals



+

A	B	C
<b>RECREATION ADD-ON</b>	<b>COMMUNITY ADD-ON</b>	<b>AQUATICS ADD-ON</b>
OPERATIONS 	OPERATIONS 	OPERATIONS 
CAPITAL COST \$\$\$ – \$\$\$\$	CAPITAL COST \$\$\$ – \$\$\$\$	CAPITAL COST \$\$\$\$\$ – \$\$\$\$\$\$
PARKING  – 	PARKING  – 	PARKING  – 
BASE +	BASE +	BASE +
<div>SMALL GYMNASIUM</div>  <div>CONSULTATION ROOM</div>  <div>GAME ROOM</div>  <div>BABY SITTING ROOM</div> 	<div>COMMUNITY ROOM</div>  <div>ADDED CLASSROOMS</div> 	<div>LEISURE POOL</div>  <div>SPLASH PAD</div>  <div>SPECTATOR AREA</div> 



# TASK 1: ALTERNATIVES

## Site Analysis and Alternatives

- Site design and development
- Site circulation
- Parking

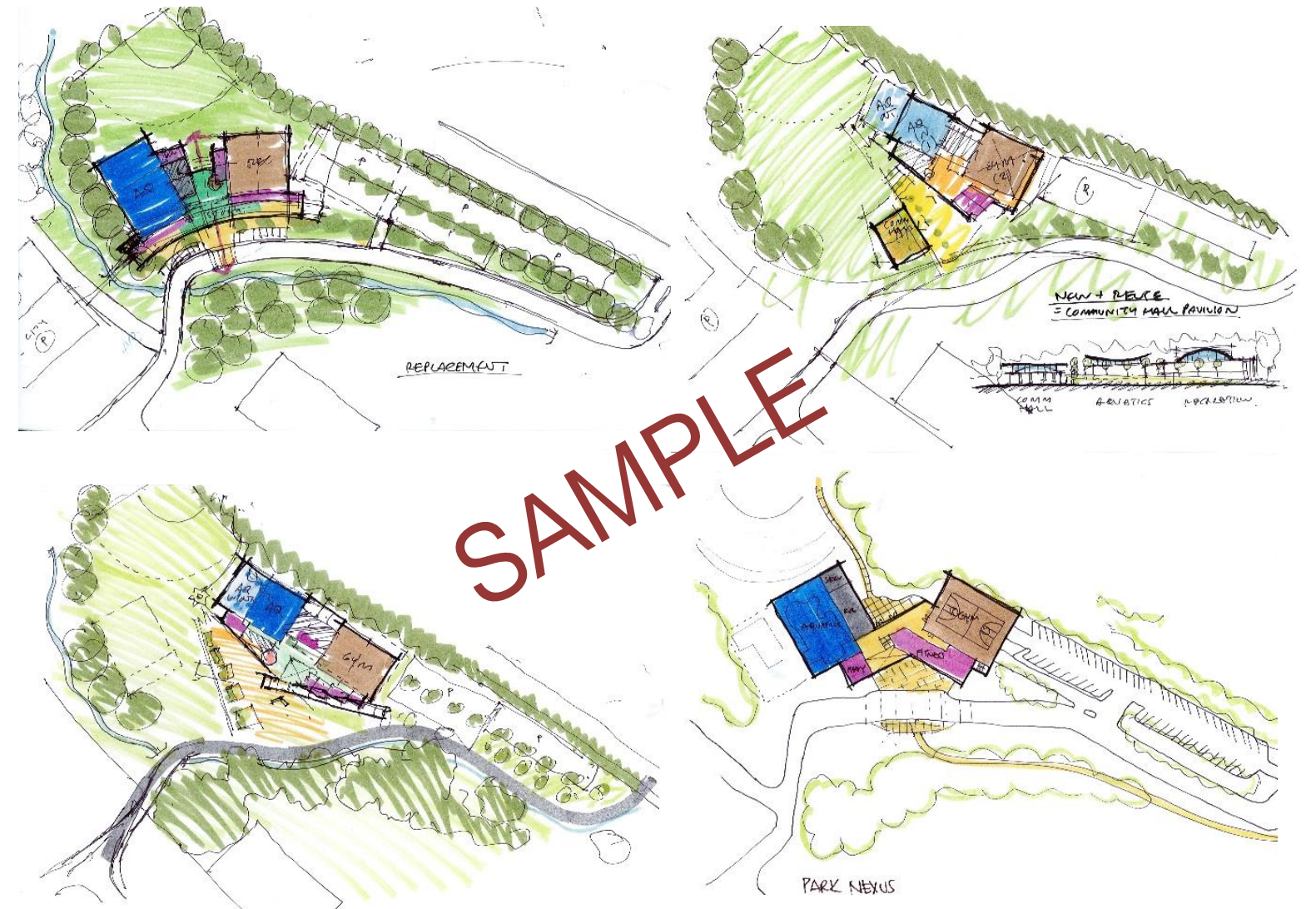




# TASK 1: ALTERNATIVES

## Building Alternatives

- Design concepts and parti diagrams
- Massing studies
- Design values of architectural styles








# TASK 1: ALTERNATIVES

## Project Budget and Operating Strategies

- Project budget
- Construction cost model
- Operations strategies

	\$ LOW REVENUE	\$\$ MEDIUM REVENUE	\$\$\$ HIGH REVENUE
LOW COST 	<ul style="list-style-type: none"> <li>• Vending/Refreshments</li> </ul>	<ul style="list-style-type: none"> <li>• Game Room</li> <li>• Climbing wall</li> <li>• Indoor track</li> </ul>	<ul style="list-style-type: none"> <li>• Gymnasium</li> </ul>
MEDIUM COST 	<ul style="list-style-type: none"> <li>• Meeting/classroom</li> <li>• Senior activity space</li> <li>• Conference room</li> <li>• Pre-school space</li> <li>• Teen space</li> </ul>	<ul style="list-style-type: none"> <li>• Community room</li> <li>• Arts + crafts</li> <li>• Gymnastics</li> </ul>	<ul style="list-style-type: none"> <li>• Fitness/aerobics/dance</li> <li>• Weight/cardio</li> <li>• Licensed preschool/after school</li> </ul>
HIGH COST 	<ul style="list-style-type: none"> <li>• Drop-in child care</li> <li>• Kitchen</li> <li>• Theater/performing arts center</li> <li>• 50 meter competition pool</li> </ul>	<ul style="list-style-type: none"> <li>• Concession/food service</li> <li>• 25 meter conventional pool</li> </ul>	<ul style="list-style-type: none"> <li>• Leisure/rec pool</li> <li>• Ice arena</li> </ul>



# TASK 1: ALTERNATIVES

## Analysis & Recommended Alternative

- Analysis and evaluation of alternatives
- Synthesis of preferred program, site, and building strategy
- Project budget
- Operations strategy



EVALUATION CRITERIA	HILLSIDE OPTION A	VALLEY OPTION B
● POOR ● FAIR ● EXCELLENT		
ACCESSIBILITY	●	●
VISIBILITY	●	●
BUILDING/PARK RELATIONSHIP	●	●
Building/Parking	●	●
Open Space	●	●
Park Amenities	●	●
Pathway Networks	✓	✓
COST	\$\$\$	\$
Infrastructure	\$	
Construction Costs	\$	\$
Relocation Costs	\$	
SYNERGY/ CONNECTIVITY	●	●
ENVIRONMENT	●	●

Draft  
Evaluation Criteria Matrix



# TASK 2: CONCEPTUAL DESIGN

## Conceptual Design Package

- Plans
- Massing studies
- Elevations
- Building and site sustainability strategies
- Building system strategies
- Perspectives, renderings
- Outline specifications

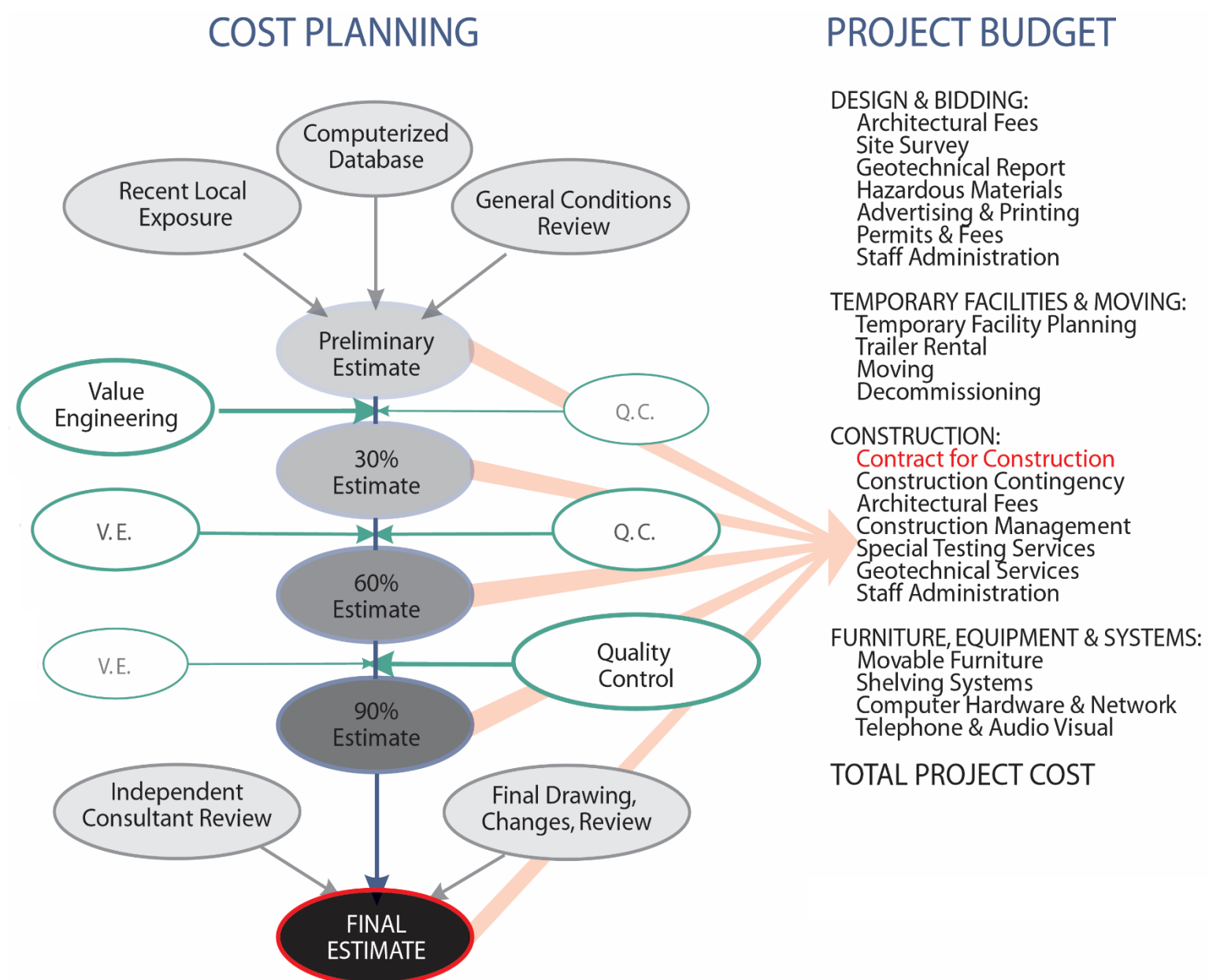




# TASK 2: CONCEPTUAL DESIGN

## Conceptual Budget

- Conceptual estimate of probable construction cost
- Project budget
- Operations plan



## PROJECT COSTS

### Phase 1

- Parking  
(1/2 level below tennis courts) \$3,990,000
- Contingencies: \$598,500
- Soft Costs: \$1,349,019

**TOTAL PHASE 1:** \$5,937,519

### Phase 2

- Washington Park  
Site Development: \$2,622,000
- Contingencies: \$393,300
- Soft Costs: \$886,498

**TOTAL PHASE 2:** \$3,901,798

### Phase 3

- Community Center  
Building: \$15,960,000
- Community Center Site Work: \$575,700
- Surface Parking: \$466,000
- Contingencies: \$2,550,255
- FF&E  
(furniture equipment, technology): \$1,012,000
- Soft Costs: \$6,948,803

**TOTAL PHASE 3:** \$27,512,758

### Optional

- Parking (underground): \$6,384,000
- Contingencies: \$957,600
- Soft Costs: \$2,158,430

**TOTAL OPTIONAL:** \$9,500,030



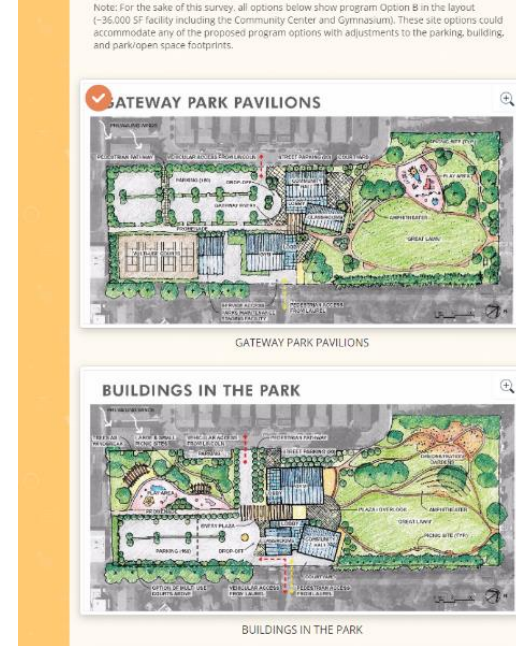
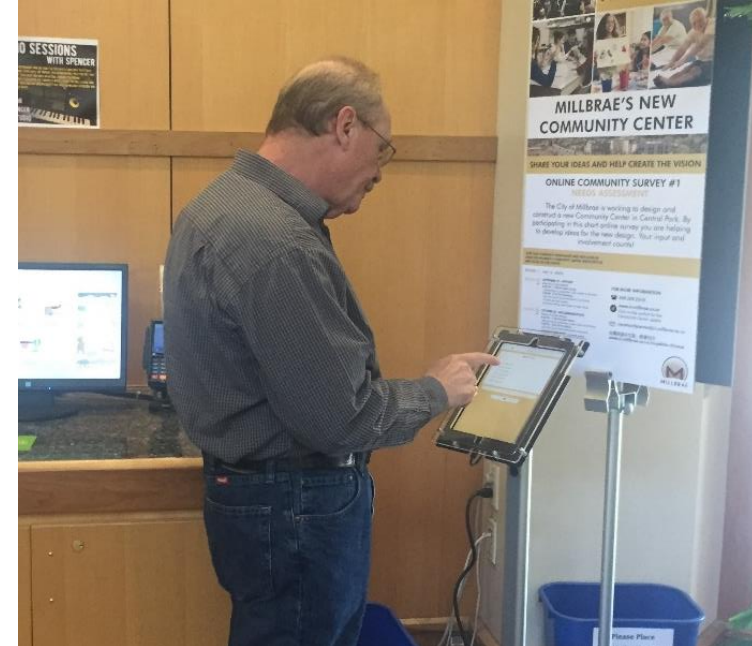




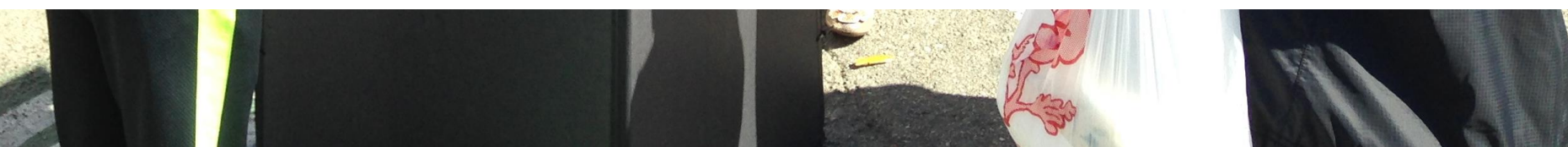
# AGENDA

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2. Schedule and Work Plan Overview
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# COMMUNITY ENGAGEMENT – 1000 + PARTICIPANTS



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# COMMUNITY MEETINGS – 2 Rounds

- **Round 1: March**
  - Program options
  - Site and building diagram options
  - Design values prioritization
- **Round 2: May/ June**
  - Conceptual design options
    - Floor plan
    - Massing
    - Materiality
    - Sustainability



# COMMUNITY MEETINGS – 3 *Formats*

## 1) Structured “Town Hall” community meeting at Veterans Memorial Recreation Center





# COMMUNITY MEETINGS – 3 *Formats*

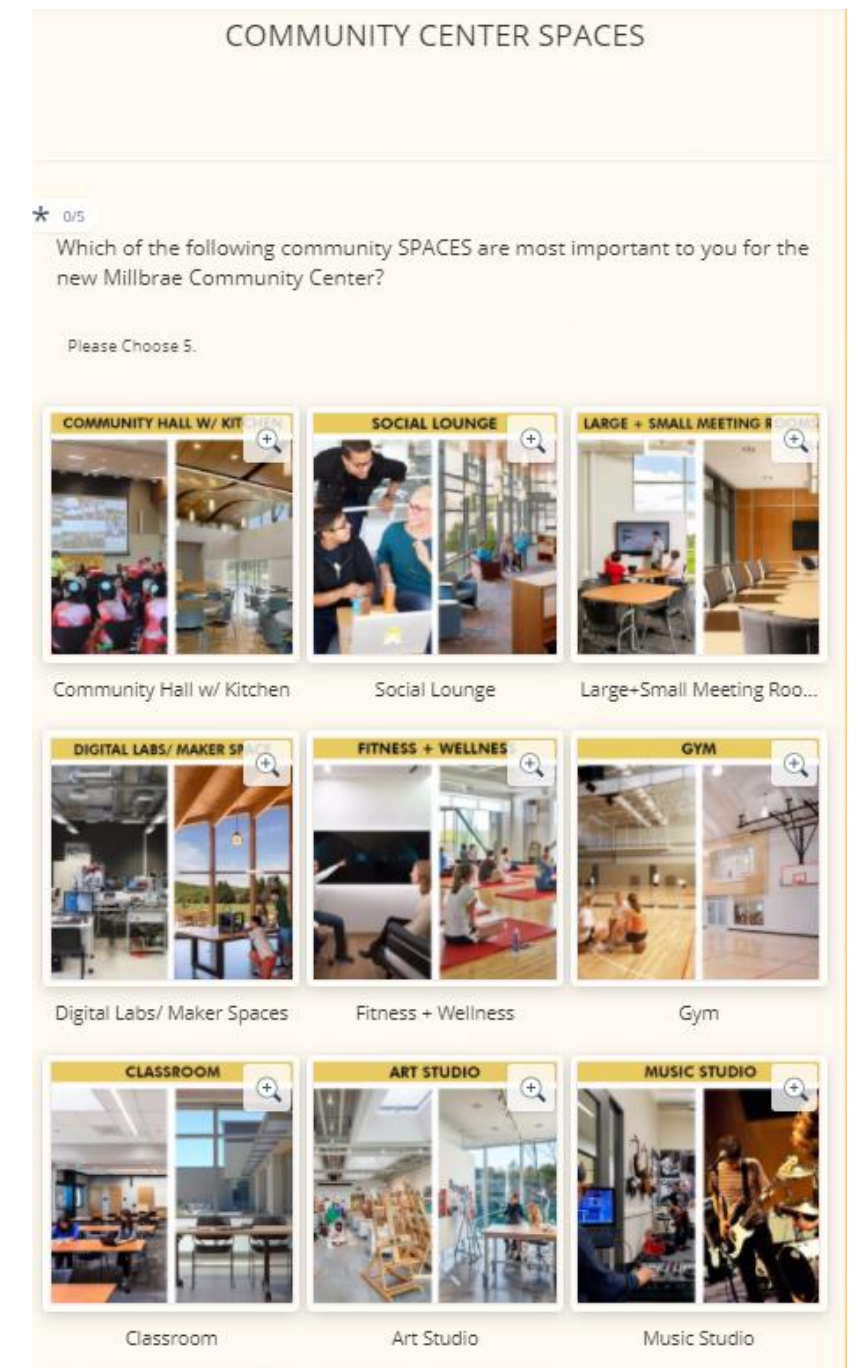
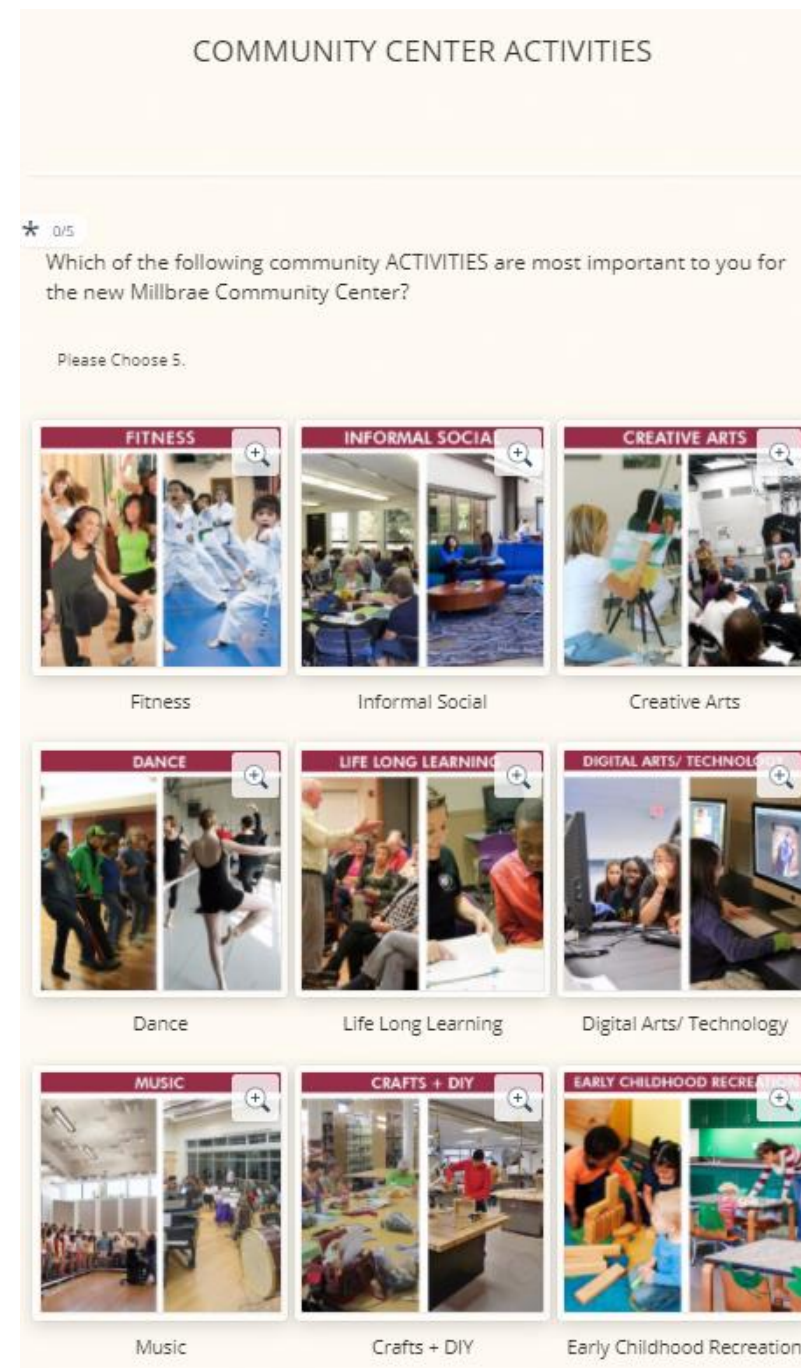
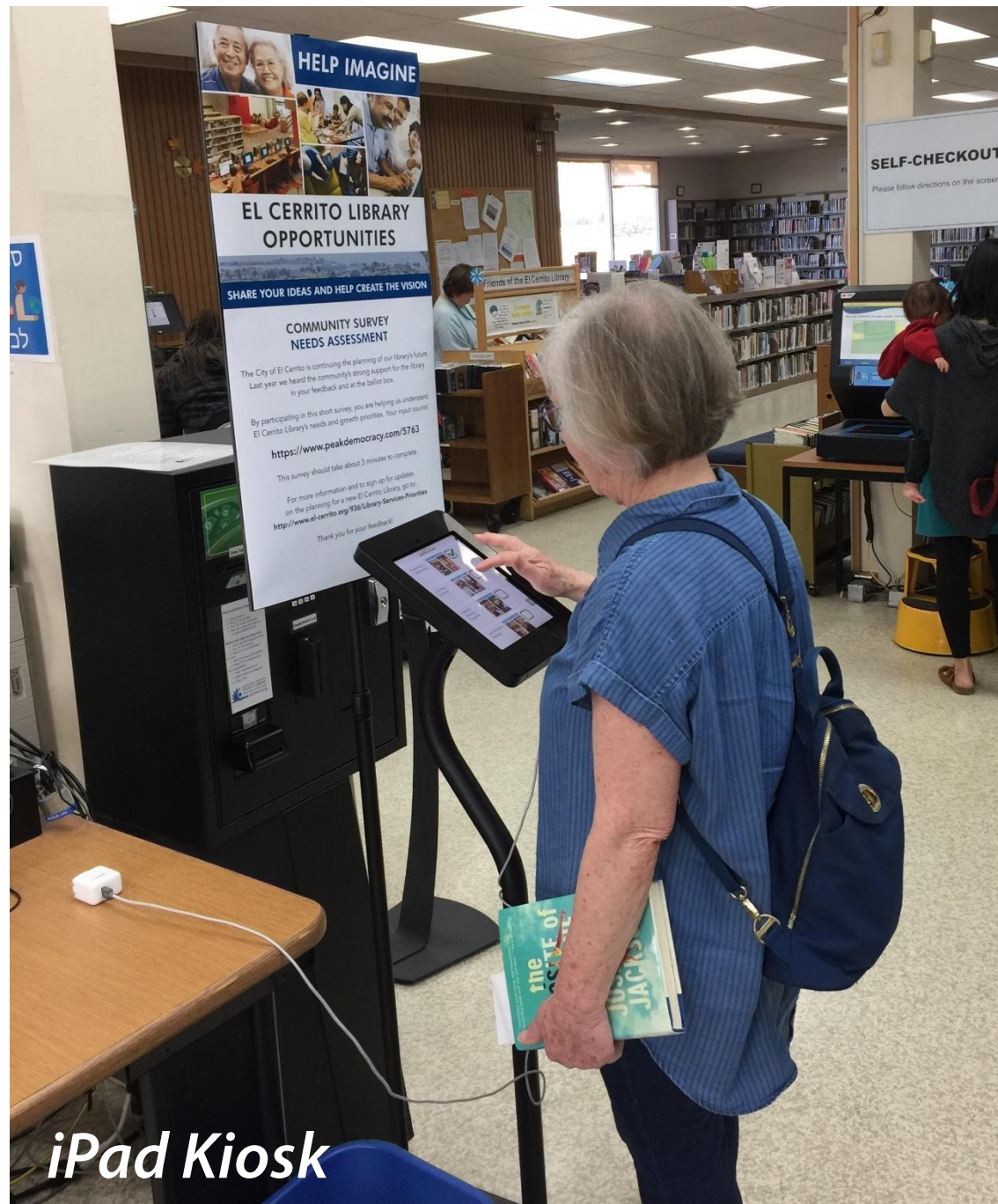
- 2) Community intercept kiosk – popular community location or community event
  - March 24th: Easter Egg Hunt at City Park
  - June 3rd: San Bruno Community Day





# COMMUNITY MEETINGS – 3 Formats

## 3) Online Survey and iPad kiosks at the library and the Veterans Memorial Recreation Center (launching mid-March)





# PUBLIC HEARINGS (to be confirmed)

- **City Council**
  - February 13<sup>th</sup> – schedule, work plan, project overview
  - April 24<sup>th</sup> – preferred site and building alternative
  - June 26<sup>th</sup> – conceptual design presentation
- **Parks & Recreation Commission**
  - February 21<sup>st</sup> – site analysis and building program options
  - March 21<sup>st</sup> – site and building alternatives
  - May 16<sup>th</sup> – conceptual design options
- **Planning Commission**
  - April 17<sup>th</sup>
- **Other?**



# STAKEHOLDER + FOCUS GROUP MEETINGS

- Gym users
- Recreation providers
- Service providers
- Teens
- San Bruno Schools
- Community organizations (Rotary Club, Lions Club, etc.)







# ADVISORY COMMITTEE: WEAVING A COMMON DIRECTION





# TECHNICAL MEETINGS: ENSURING PROJECT SUCCESS





# TECHNICAL MEETINGS

- Parks & Recreation Staff
- Executive Staff Team
- Planning Department
- Building Department

• WHAT ARE WE KNOWN FOR? > CORE STRENGTHS

- SUMMER POOL April J-S,
- LEARN TO SW BEGINNER W.P.,
- CURRENTLY AFTER @ SCHOOL SITES
- SUMMER WATER COURSE, W
- SUMMER CAMP
- GYM - THE GO SCHOOL CLUB VOLLEY @ MAX OUTCRY FOR
- COMMUNITY DAYCAMP HQ RITZ ORLA 200+ KIDS
- FLAG FOOTBALL
- BB HERE

OPPORTUNITIES?

• YEAR-ROUND

- CLUB - SWI WATER
- COMMUNITY
- BALANCE REC - COMP -
- WARMER SHALLOW COOLER DEEPER
- AFTER SCHOOL -
- WATER FITNESS
- SPECIAL EVENT
- SPLASH PAD
- STORAGE, STORAGE +
- LARGE MULTI-SPACE - PART
- COMPARABLE
- STILLMAN C
- RESTROOMS/SHOW + FAMILY ROOM
- EQUAL MENS + V
- OFFICE SPACE
- STAFF LOCKER
- BREAK AREA
- EXERCISE ROOM
- SHOWER LOCKER
- MOVIE SCREEN

OPPORTUNITIES

• BASICS - 1 - SLANE X 25 YRD INDOOR

1 - 50% LANE X 25 YARD OUTDOOR

- DRY SIDE -

NICE ENOUGH FOR WEDDINGS

FUNCTIONAL FOR SUMMER CAMPS

SIZED FOR - COMMUNITY NEEDS +

- PROGRAMMING NEEDS

BALANCED - APPROACH

NEED FOR BB COURTS

POSSIBLE COMM. TURF

- CHILD CARE SPACES / ECR's

• FITNESS - WEIGHT ROOM < 1500

- CARDIO
- LARGER
- MACHINES

- STUDIO - DANCE, YOGA, PILATES, GROUP-X





QUESTIONS? COMMENTS?

THANK YOU